

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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## **Development Review Committee Meeting** **November 7, 2005**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Terry Neal-Attorney, Barry Ginn-Barrineau Ginn & Associates, Keith Hunter-Environmental Health, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

### **Approval of Minutes-**

Mrs. Webb made a motion to approve the minutes from October 17, 2005. Mr. Lukert seconded the motion and the motion carried.

Mrs. Webb moved to present the items from the cancelled October 24, 2005 meeting first. Mrs. Keenum seconded the motion and the motion carried.

### **OLD BUSINESS:**

#### **ACMS – Major Development – Conceptual Review**

Mrs. Webb informed the Committee the applicant had additional information to submit; therefore the applicant requested this item be tabled until the November 14, 2005, meeting.

Mrs. Webb moved to table this project until the November 14, 2005, meeting. Mrs. Keenum seconded the motion and the motion carried.

### **NEW BUSINESS:**

#### **Natural Resources of Central Florida – Major Development – Engineering Review**

Cary Cohrs-Natural Resources of Central Florida, Jim Golden-HSA Golden Engineering, Inc., and Anna Long-applicant's attorney, were present and requesting engineering approval to construct a cement plant. Engineering comments will be submitted to staff by tomorrow morning, November 8, 2005. All outstanding consultant comments have been resolved. Mr. Ginn will issue an approval letter, if he has no comments. The Use Permit and Operating Permit processes were discussed regarding the code requirements. All required application materials will be submitted by the applicant. The current Operating Permit is issued to Natural Resources and Dixie Lime and Stone. The applicant will include a condition in their application regarding compliance with all required regulatory agencies. The Operating Permit approvals will be subject to the approval of the Conditional Use Permit.

Mrs. Keenum moved to table the engineering request until November 14, 2005, in order to receive any engineering comments. Mrs. Webb seconded the motion and the motion carried.

**Xpress Windows and Doors @ Shamrock Commercial Property – Major Development – Preliminary and Engineering Review**

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a window and door manufacturing facility. Staff comments were discussed regarding property owner information, building details, dumpster location, loading/unloading zone, hours of operation, and the proposed number of employees. Engineering comments were discussed regarding the building proximity to the proposed entrance, proposed use of the building, driveway and truck well widths/stripes, parking lot pavement details, storm drains, material specifications, fire department connection, and fire hydrant details. Mr. Ginn will contact the engineer of record regarding the proposed entrance location. The applicant has received comments from Fire Services that will be addressed.

Mrs. Webb moved to table the preliminary and engineering request until November 14, 2005, in order for all comments to be addressed. Mr. Parrett seconded the motion and the motion carried.

**VOS: Unit 144 – Major Development – Engineering Review**

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting engineering approval to develop a 77-unit subdivision. There were no comments from the engineer.

Mr. Springstead moved to approve the engineering request. Mr. Parrett seconded the motion and the motion carried.

**VOS: Unit 120 – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 152-lot/1-tract subdivision. All comments have been received by the applicant and will be addressed. All 2005 property taxes need to be paid, proof of payment needs to be submitted, and the tax statement in the title opinion needs to be revised reflecting the 2005 taxes have been paid.

Mrs. Webb made a motion to approve the final plat subject to the 2005 property taxes being paid with proof of payment and the tax statement being revised. Mr. Springstead seconded the motion and the motion carried.

**VOS: Unit 121 – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 131-lot/1-tract subdivision. All comments have been received by the applicant and will be addressed. The same comments regarding the property taxes apply to this plat also.

Mrs. Webb move to approve the final plat subject to the 2005 property taxes being paid with proof of payment and the tax statement being revised. Mrs. Keenum seconded the motion and the motion carried.

**VOS: Unit 145 – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 197-lot/4-tract subdivision. All comments have been received by the applicant and will be addressed. The same comments regarding the property taxes apply to this plat also.

Mrs. Webb moved to approve the final plat subject to the 2005 property taxes being paid with proof of payment and the tax statement being revised. Mr. Springstead seconded the motion and the motion carried.

**VOS: Bainbridge Villas – Major Development – Preliminary Review**

Bob Palmer and Wesley Barrow, Farner Barley and Associates, Inc., were present and requesting preliminary approval to develop 70-unit subdivision. There were no comments from staff. The only engineering comment was regarding the screening requirements. There will be a type “C” buffer, which will be a barrier wall.

Mr. Springstead moved to approve the preliminary request. Mrs. Keenum seconded the motion and the motion carried.

**VOS: Seneca Villas – Major Development – Preliminary and Engineering Review**

Bob Palmer and Wesley Barrow, Farner Barley and Associates, Inc., were present and requesting preliminary and engineering approval to develop a 58-lot subdivision. Staff comments were discussed regarding the Point of Commencement reference and a legal description error. Access will be from O’Dell Circle. The only engineering comment was regarding the emergency gate grade details.

Mr. Springstead moved to approve the preliminary and engineering request, subject to all comments being addressed on revised plans. Mrs. Webb seconded the motion and the motion carried.

Mr. Springstead excused himself at 2:45 PM.

**Webster’s Landing – Medium Development – Conceptual Review**

Bennie Bedenbough and Ken Barrett, H & B Consulting Engineers, Inc., were present and requesting conceptual approval to develop a 10-lot subdivision. There were no comments from staff. The site information was discussed. The current conditions of CR 753 were discussed. The applicant was advised to meet with Public Works to discuss this issue. The applicants are proposing the interior road be county maintained; however, the applicants are only proposing a 60’ right of way, and the County requires a 70’ right-of-way on all county maintained roads. All private roads will need to have a Homeowner’s Association for maintenance authority. Lot 8 contains an existing well and power pole. Any existing septic tanks will need to be vacated. All existing structures will be removed.

Mrs. Webb moved to approve the conceptual request, subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

**The Highlands @ Oak Hill – Major Development – Engineering Review**

Lynn Townsend-Burnett, American Heritage Engineering, was present and requesting engineering approval to develop a 213-lot subdivision, along with variance requests to the plan requirements. Mr. Parrett discussed the need for a turn lanes due to the increasing traffic at the proposed interchange at C-466 and C-475, although the traffic study did not require any. The traffic study reviewed existing conditions only, as opposed to future plans. The County has proposed to widen C-475 in the future. The typical roadway details were discussed regarding the required sub-grade level. Roadway testing per engineering approvals was discussed. The site plan lot sequence was discussed regarding the shared driveway details and signage. Engineering comments were discussed regarding the roadway plan and profile and Southwest Florida Water Management District requirements. Homeowner Association requirements will address the SWFWMD regulations. Ms. Townsend-Burnett informed the Committee a stormwater management facility was not required on-site according to SWFWMD regulations.

Structure size limitations and lot restrictions were discussed. The applicant will need to provide staff with a copy of the pertinent SWFWMD regulations. Mr. Ginn requested a copy of the roadway plan and profile. A cross-drain culvert may be required.

Attorney Neal excused herself at 2:55 PM and returned at 3:15 PM during the above discussion.

Mr. Ginn moved to deny the variance request for the exemption of the roadway plan and profile. Mr. Parrett seconded the motion and the motion carried.

Mr. Ginn moved to approve the variance request for the cul-de-sac length and center line distance. Mr. Parrett seconded the motion and the motion carried.

All proposed road improvements will need to be included on the plans. This project will not be platted until all outstanding issues regarding the traffic study and turn lane requirements are resolved.

Mr. Lukert moved to approve the engineering request, subject to all issues being resolved pertaining to the turn lane requirement, roadway design details regarding the sub grade level, submittal of roadway plan and profile, and submittal of SWFWMD regulations. Mr. Parrett seconded the motion and the motion carried.

#### **Carter-Sumter 202 Acre Land Trust – Major Development – Master Plan Review**

Bobby Hufstetler, project agent, and Steve Richey, legal representative, were present and requesting master plan approval to develop a planned commercial subdivision. This project is also part of a large scale amendment request. Staff has not received the Notice of Intent from the Florida Department of Community Affairs at this time. Staff comments were discussed regarding the vicinity map scale, proposed acreage clarification, surrounding property land use and zonings, general drainage patterns, and improvement authority for NW 122<sup>nd</sup> Avenue. The emergency access location was discussed. Turn lane requirements per the traffic study were discussed. The proposed use will be professional offices and other limited light commercial uses. Engineering comments were discussed regarding the existing topography and flood plain areas. All comments will be addressed on revised plans. All fire hydrants will need to be located on the plans. The applicant was advised to contact Fire Services.

Mrs. Webb moved to recommend approval of the master plan request to the Zoning and Adjustment Board, subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

The next meeting is scheduled for November 14, 2005.

Mr. Ginn moved to adjourn. Mrs. Keenum seconded the motion and the motion carried. Meeting adjourned at 3:40 PM.